

FOR SALE
6,075 SF SPA & WELLNESS CENTER



THE RITZ-CARLTON

**THE RITZ-
CARLTON
RESIDENCES**

821 KEY HIGHWAY
BALTIMORE, MD 21230

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HIGHLIGHTS

- 6,075 SF fully built-out, turn-key spa and medical wellness center
- Offered at \$1,250,000 — rare opportunity within a luxury residential setting
- Exclusive location within The Ritz-Carlton Residences in Baltimore's Inner Harbor, along the prestigious Key Highway Corridor
- Zoned C-2 (Community Commercial District) — supports a wide range of medical/wellness uses
- 10 complimentary valet parking spaces included with additional valet options available (fees apply)
- Dedicated laundry and storage facilities
- Premium dual access — private entrance via valet court for public guests or secure internal access for Ritz-Carlton residents
- Strategic connectivity to Federal Hill, Locust Point and Downtown Baltimore
- Immediate access to major arteries including I-95, I-295 and key landmark destinations
- Sale includes all FF&E for a seamless, move-in-ready transition





EXISTING FACILITY HIGHLIGHTS

The existing luxury space is fully equipped to meet the needs of modern wellness clients:

- 7 Individual Treatment Rooms
- 1 Couples Spa Treatment Room
- 1 Himalayan Salt Treatment Room
- 1 Grotto Experience Room
- 2 Changing Areas
- 3 Relaxation/Waiting Rooms
- Private Laundry Area
- Reception Area
- Office
- Staff Breakroom

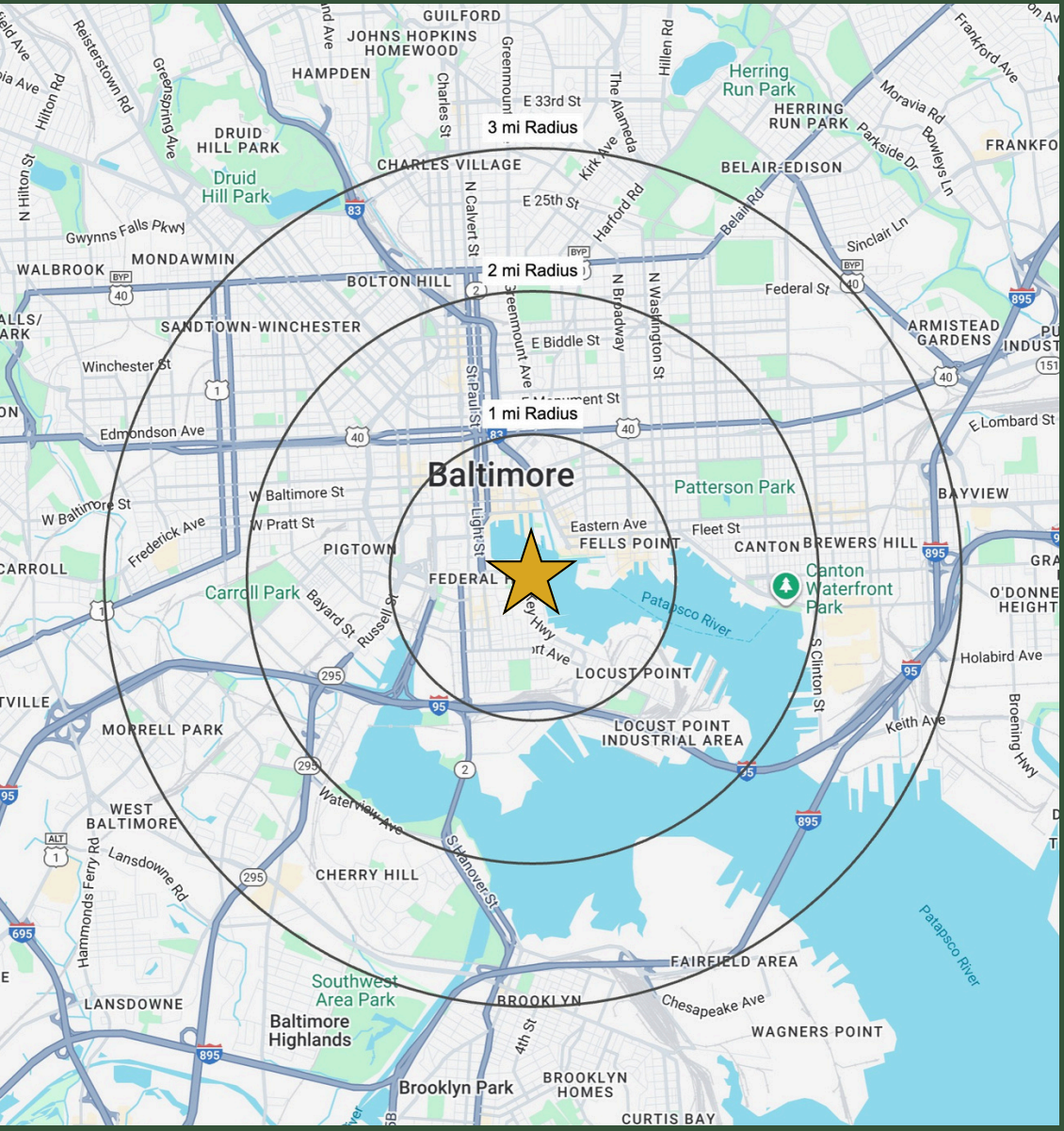







EXCLUSIVE RITZ-CARLTON AMENITIES

Facility operators and their clientele have access to top-tier amenities, including:

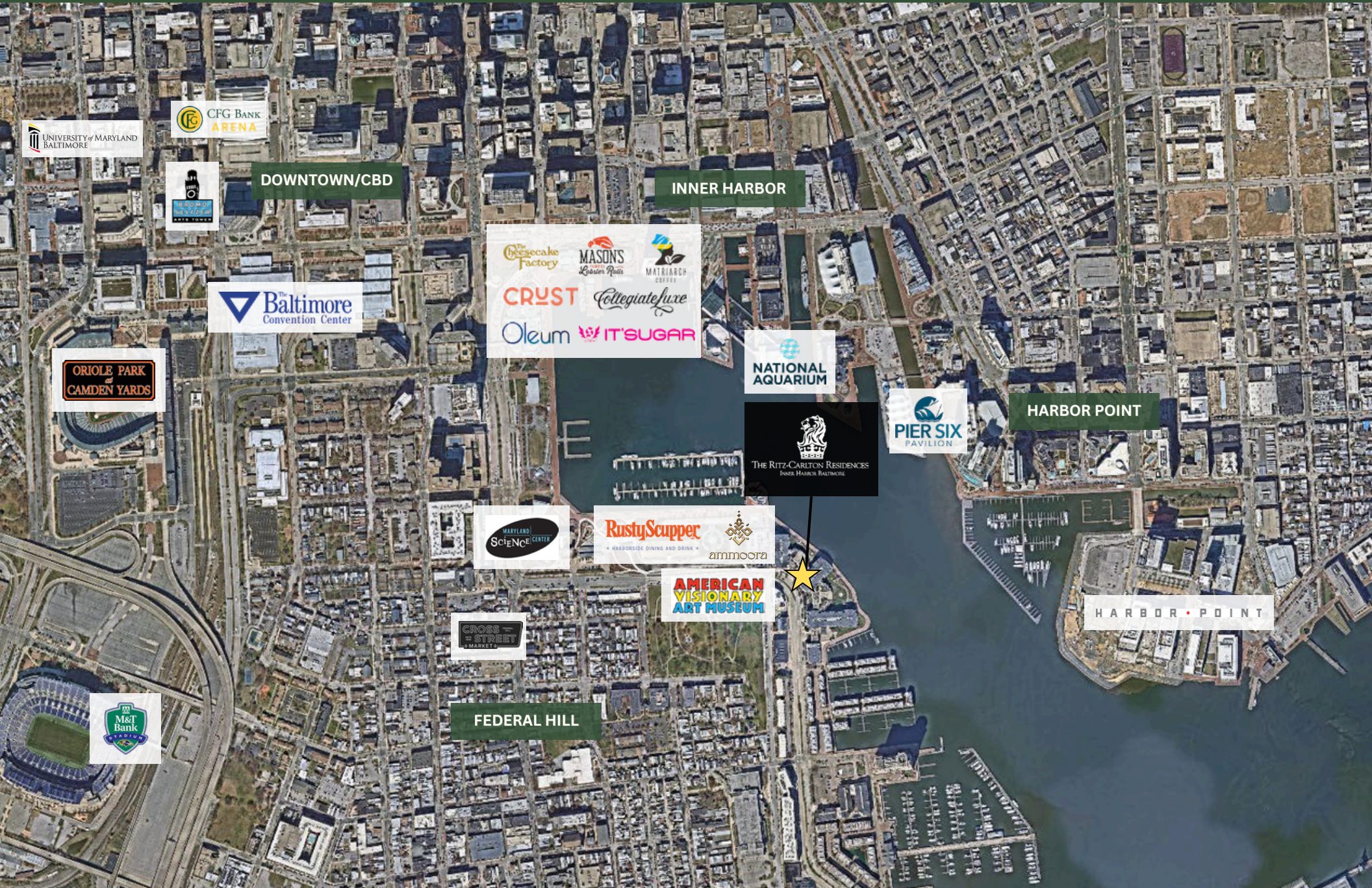
- Brand Recognition
- In-House Laundry Facility
- Attached Relaxation Garden
- Fitness Center
- Banquet/Meeting Room
- Service Elevator
- Concierge Services
- Valet Services
- Security Services
- Includes: Water, Sewage, Trash & Recycling

DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
 Population	40,925	123,778	227,852
 Average HH Income	\$137,497	\$112,345	\$95,293
 Total Employees	77,464	131,550	176,981
 EDU + Degree	68.9%	55.5%	42.8%
 Median Age	32.5	33.7	34.6

MARKET AERIAL



UNIVERSITY OF MARYLAND
BALTIMORE

CFG BANK
ARENA

ORIOLE PARK
CAMDEN YARDS

DOWNTOWN/CBD

The Baltimore
Convention Center

ORIOLE PARK
CAMDEN YARDS

INNER HARBOR

Cakesake Factory
MASON'S Lobster Rolls
MATIARACH COFFEE
CRUST
Collegiate Luxe
Oleum IT'SUGAR

NATIONAL
AQUARIUM

HARBOR POINT

PIER SIX
PAVILION

THE RITZ-CARLTON RESIDENCES
INNER HARBOR BALTIMORE

MARYLAND
SCIENCE CENTER

Rusty Scupper
* HARBORESIDE DINING AND DRINK *
ammoora

AMERICAN
VISIONARY
ART MUSEUM

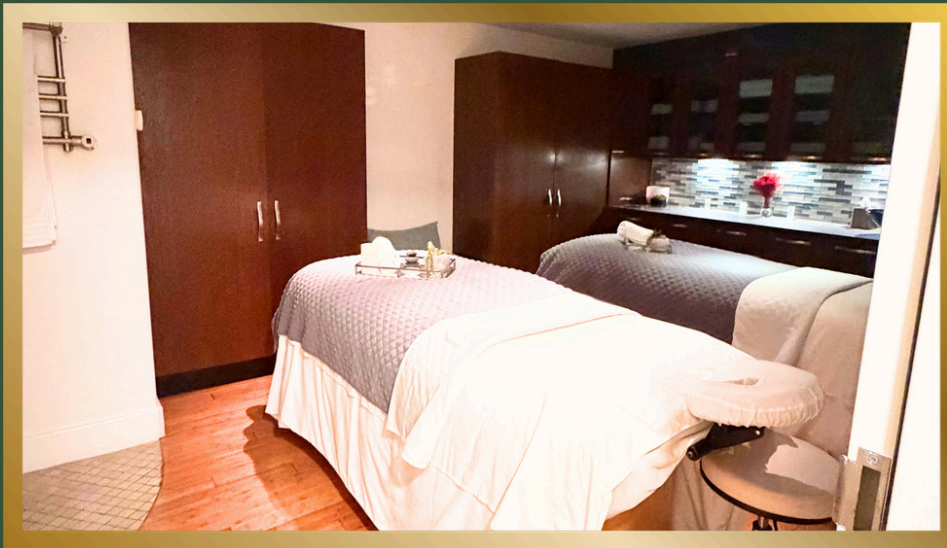
CROSS
STREET
MARKET

FEDERAL HILL

M&T
BANK
STADIUM

HARBOR • POINT

PHOTOS



SALES CONTACTS

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